



Department of  
**State Development, Infrastructure,  
Local Government and Planning**

Our ref: DEV2022/1284

20 October 2022

Hamilton Harbour Developments Pty Ltd (ACN 118 838 547) ATF Hamilton Harbour Unit Trust  
C/- Devine Pty Ltd & Leighton Properties Pty Ltd & RPS Australia East Pty Ltd  
Att: Samantha Buchanan – Principal Planner, Georgina Bartlett – Senior Planner  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Email: samantha.buchanan@rpsgroup.com.au; georgina.bartlett@rpsgroup.com.au

Dear Samantha and Georgina

**S89(1)(a) Approval of PDA development application**

**PDA Development Permit for Material Change of Use for Office, Food Premises and Shop  
at 12 Hercules Street and 485 Kingsford Smith Drive, Hamilton described as Lot 2 on  
SP294952 and Lot 1 on SP170806**

On 20 October 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant all of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at [www.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Mr Chris Hinton, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7494 or at [chris.hinton@dsdilgp.qld.gov.au](mailto:chris.hinton@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

Beatriz Gomez  
**Director  
Development Assessment  
Economic Development Queensland**

# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	12 Hercules Street and 485 Kingsford Smith Drive, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 2	SP294952
	Lot 1	SP170806
PDA development application details		
DEV reference number	DEV2022/1284	
'Properly made' date	31 May 2022	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <input checked="" type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Development permit	
Proposed development	Material Change of Use for Office, Food Premises and Shop	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.	
Decision date	20 October 2022	
Currency period	Six (6) years from the date of the decision	

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	'Ground Floor - Site', prepared by Cox Architecture	DA-01, Revision 22	23/15/22
2.	'Basement', prepared by Cox Architecture	DA-03, Revision 25	23/15/22
3.	'Ground Floor', prepared by Cox Architecture	DA-04, Revision 26	23/15/22
4.	'CP 1', prepared by Cox Architecture	DA-05, Revision 28	23/15/22
5.	'Level 1', prepared by Cox Architecture	DA-06, Revision 27	23/15/22
6.	'Level 2', prepared by Cox Architecture	DA-07, Revision 28	23/15/22
7.	'Level 3', prepared by Cox Architecture	DA-08, Revision 17	23/15/22
8.	'Level 4', prepared by Cox Architecture	DA-09, Revision 22	23/15/22
9.	'Tower – Typical Levels', prepared by Cox Architecture	DA-10, Revision 11	23/15/22
10.	'Tower Level 7 & 10', prepared by Cox Architecture	DA-11, Revision 18	23/09/22
11.	'Tower Level 12', prepared by Cox Architecture	DA-12, Revision 4	09/14/22
12.	'Roof', prepared by Cox Architecture	DA-14, Revision 5	23/09/22

13.	'Elevation – Kingsford Smith Drive', prepared by Cox Architecture	DA-16, Revision 17	23/09/22
14.	'Elevation - West', prepared by Cox Architecture	DA-17, Revision 15	23/09/22
15.	'Elevation – Hercules St.', prepared by Cox Architecture	DA-18, Revision 17	23/09/22
16.	'Elevation – Northshore Way', prepared by Cox Architecture	DA-19, Revision 5	23/09/22
17.	'Section 1', prepared by Cox Architecture	DA-20, Revision 11	23/09/22
18.	'Section 2', prepared by Cox Architecture	DA-21, Revision 11	23/09/22
19.	'Section 3', prepared by Cox Architecture	DA-22, Revision 10	23/09/22
20.	'Section 4', prepared by Cox Architecture	DA-23, Revision 1	09/26/22
21.	'Section 5 & 6', prepared by Cox Architecture	DA-24, Revision 1	09/26/22
22.	'Areas Schedule', prepared by Cox Architecture	Page 28	Amended in Red 7/10/22
23.	'Integrated Building Science Technology & ESD Initiatives', prepared by Cox Architecture	N/A	23/09/22
24.	'Sufficient Grounds Package', prepared by RPS	151255	30/09/22
25.	'Landscape Plan : Ground', prepared by Matthew Higginson Landscape Architecture Pty Ltd	Project 22913, Drawing No. LP01, Issue A	21/09/22
26.	'Landscape Plan : Level 1', prepared by Matthew Higginson Landscape Architecture Pty Ltd	Project 22913, Drawing No. LP02, Issue A	21/09/22
27.	'Landscape Plan : Level 2', prepared by Matthew Higginson Landscape Architecture Pty Ltd	Project 22913, Drawing No. LP03, Issue A	21/09/22
28.	'Landscape Plan : Level 3', prepared by Matthew Higginson Landscape Architecture Pty Ltd	Project 22913, Drawing No. LP04, Issue A	21/09/22
29.	'Landscape Plan : Level 4', prepared by Matthew Higginson Landscape Architecture Pty Ltd	Project 22913, Drawing No. LP05, Issue A	21/09/22
30.	'Landscape Plan : Tower Typical', prepared by Matthew Higginson Landscape Architecture Pty Ltd	Project 22913, Drawing No. LP06, Issue A	21/09/22
31.	'Landscape Plan : Schedules', prepared by Matthew Higginson Landscape Architecture Pty Ltd	Project 22913, Drawing No. LP07, Issue A	21/09/22
32.	'KSD-2 Trunk Stormwater Augmentation Sketch, Sheet 1 of 2', prepared by ACOR Consultants	BNR210689, DA-02	5/10/22 (Amended in Green 18/10/22)

### Supporting plans and documents

To remove any doubt, the following plans and documents are not approved for the purposes of the PDA development approval and are supporting documents only for information purposes

Supporting plans and documents		Number	Date
33.	'Development Application DEV2022/1284, RFI for development at 12 Hercules Street, Hamilton', prepared by ACOR Consultants	BR210689	5/10/22

## Preamble, abbreviations, and definitions

### PREAMBLE

Nil

### ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

**AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.

**BFP** means Building Format Plan.

**CERTIFICATION PROCEDURES MANUAL** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

**CONTRIBUTED ASSET** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

**COUNCIL** means the relevant local government for the land the subject of this approval.

**DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.

**EDQ** means Economic Development Queensland.

**EDQ DA** means Economic Development Queensland's – Development Assessment team.

**EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.

**ELECTRIC VEHICLE READINESS** The following definitions apply:

- a) **Basic (slow) charger** means an EVSE charging facility on a dedicated electrical circuit, capable of supplying up to 7kW of power. Basic charging is typically used for long-park situations such as dwellings and workplaces. Basic charging requires AC power (240 volts) and typically involves the installation of an Electric Vehicle Supply Equipment (EVSE) unit.
- b) **Destination (regular) charger** means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.
- c) **DC (fast) charger** means an EVSE charging facility capable of supplying at least 50kW of power. DC (fast) charging typically provides convenience fast charging for high-turnover parking situations located on highways and major roads. DC (fast) chargers are most likely to be a user-pays system, operated by a third party.
- d) **Electrical capacity** means
  - i) Sufficient capacity at the development's main switchboard, and

- ii) Sufficient number and capacity of distribution boards to serve the relevant number of parking spaces for each area / level and,
  - iii) Wiring from the main switchboard to the dedicated distribution boards
- e) **Electric Vehicle Supply Equipment (EVSE)** is the charging unit affixed to the building or car park used to transfer electricity to the vehicle.
- f) **Load management** means the capacity to control and manage the electrical output per EVSE at a minimum performance of 12kWh available per day per parking space within a minimum 8 hour timeframe, (typically 9am-5pm and or 11pm-7am in residential, and 9am-5pm in workplace/retail).
- g) **Medium to long-term parking** means any other parking that is not short term.
- h) **Short-term parking** means land uses where parking is generally for a period up to 3 hours, and typically includes: shopping centres, shops, showrooms, hardware stores, garden centre, cafes and restaurants and the like.

**EP Act** means the *Environmental Protection Act 1994*.

**IFF** means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time

**LTA** means *Land Title Act 1994*.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

## Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
  - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

1. if satisfied, endorses the documentation; or
  2. if not satisfied, notifies the applicant accordingly.
- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
1. if satisfied, endorses the revised documentation; or
  2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: [pdadevelopmentassessment@dasilgp.qld.gov.au](mailto:pdadevelopmentassessment@dasilgp.qld.gov.au).
- b) EDQ IS: [EDQ\\_PrePostConstruction@dasilgp.qld.gov.au](mailto:EDQ_PrePostConstruction@dasilgp.qld.gov.au).

### PDA Development Conditions – Material Change of Use

No.	Condition	Timing
<b>General</b>		
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ol style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ol>	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development generally in accordance with:</p> <ol style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ol>	At all times following commencement of use
<b>Planning and Urban Design</b>		
3.	<p><b>Sufficient Grounds – Environmentally Sensitive Design – Compliance Assessment</b></p> <ol style="list-style-type: none"> <li>a) Submit to EDQ DA for Compliance Assessment, documentation prepared by a suitably qualified consultant demonstrating that the detailed design of the building has been designed to incorporate <u>all</u> elements in approved document '<i>Integrated Building Science Technology &amp; ESD Initiatives</i>', prepared by Cox Architecture, dated 23/09/22.</li> </ol>	<ol style="list-style-type: none"> <li>a) Prior to commencement of site works</li> </ol>

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	<p>b) Construct the approved development generally in accordance the documentation endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies the development has been constructed generally in accordance the documentation endorsed under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use</p>
4.	<p><b>Sufficient Grounds – Sufficient Grounds Package – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, evidence prepared by a suitably qualified consultant demonstrating that the detailed design of the building has been designed to incorporate <u>all</u> elements in approved document ‘<i>Sufficient Grounds Package</i>’, prepared by RPS (Ref. 151255), dated 30/09/22.</p> <p>b) Construct the approved development generally in accordance the evidence endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies the development has been constructed generally in accordance the evidence endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use</p>
<b>Landscaping</b>		
5.	<p><b>Sufficient Grounds – Landscape works – Compliance Assessment</b></p> <p>Submit to EDQ DA, for Compliance Assessment, detailed landscape plans prepared and certified by an AILA Registered Landscape Architect with experience in the design and maintenance of green facades / walls. The detailed landscape plans shall be generally in accordance with the approved plans and address the following:</p> <p><u>Planting – generally</u> Provide details, locations, pot size and all plant species to be utilised in the podium and façade landscape.</p> <p><u>Podium planters</u> Provide podium planter details demonstrating the following minimum media depths can be achieved:</p> <p>i) Ground covers with a mature height of 200mm or less – minimum 300mm;</p> <p>ii) Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;</p>	<p>For all parts of this condition, prior to commencement of site works</p>

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>iii) Shrubs with a mature height of 200mm or more – minimum 600mm;</li> <li>iv) Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater.</li> <li>v) Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.</li> </ul> <p><u>Façade planting</u> Provide details about the planting and maintenance of any planting on each façade, including:</p> <ul style="list-style-type: none"> <li>i) Structure – details of all elements attached to structure to support plant growth / climbing.</li> <li>ii) Media type – specification of light-weight media suitable for vertical planting on built structures.</li> <li>iii) Media volume – upper levels: <ul style="list-style-type: none"> <li>a) Minimum planting depth 400mm minimum media volume.</li> <li>b) 100L media for every 1m<sup>2</sup> foliage at 100mm of thickness.</li> <li>c) The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.</li> </ul> </li> </ul> <p><u>Irrigation and maintenance</u> Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.</p>	
6.	<p><b>Sufficient Grounds – Landscape works – construction</b></p> <ul style="list-style-type: none"> <li>a) Construct landscape works generally in accordance with the certified plans submitted under condition 5 of this condition.</li> <li>b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents.</li> <li>c) Submit to EDQ DA, AILA Registered Landscape Architect certification that the landscape works have been constructed generally in accordance with part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use or BFP endorsement whichever occurs first</li> <li>b) During construction</li> <li>c) Prior to commencement of use or BFP endorsement whichever occurs first</li> </ul>
<b>Construction management</b>		
7.	<p><b>Hours of work - construction</b></p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	<p>During construction unless otherwise endorsed</p>



<b>PDA Development Conditions – Material Change of Use</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
8.	<p><b>Out of hours work - Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form and the applicable fee<sup>3</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
9.	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
10.	<p><b>Certification of Operational Work for Contributed Assets</b></p> <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
11.	<p><b>Construction management plan</b></p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> </ul> </li> </ul>	a) Prior to commencing work

<sup>3</sup> The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	<p>12. any out of hours work as endorsed via Compliance Assessment.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
12.	<p><b>Erosion and sediment management</b></p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
13.	<p><b>Traffic management plan</b></p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

14.	<p><b>Construction noise management plan</b></p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
15.	<p><b>Structural monitoring and vibration report</b></p> <p>a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: <ul style="list-style-type: none"> <li>1. excavation of basement and shoring;</li> <li>2. new excavation;</li> <li>3. installation of new foundations (i.e. piling);</li> <li>4. proposed methods to mitigate and control vibration and ground movement during construction;</li> </ul> </li> <li>ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works;</li> <li>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</li> <li>iv) proposed anchoring, including: <ul style="list-style-type: none"> <li>1. whether anchors are temporary or permanent;</li> <li>2. anchors' lifespan;</li> <li>3. consent from affected landowners and/or road managers;</li> </ul> </li> <li>v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</li> </ul> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

<p>16.</p>	<p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p>17.</p>	<p><b>Earthworks – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment preliminary earthworks plans, certified by a RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>.</p> <p>b) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <p>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</p> <p>ii) the Preliminary Earthworks Plan endorsed under Condition 17(a)</p> <p>The certified earthworks plans are to:</p> <p>i) include a geotechnical soils assessment of the site;</p> <p>ii) accord with the Erosion and Sediment Control Plans, as required by Condition 12 – Erosion and sediment management;</p> <p>iii) include the location and finished surface levels of any cut and/or fill;</p> <p>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>v) provide details of any areas where surplus soils are to be stockpiled;</p> <p>vi) detail protection measures to:</p> <ol style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ol> <p>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencing earthworks</p>

	<p>c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ol>	<p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
18.	<p><b>Acid sulfate soils</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
19.	<p><b>Retaining walls</b></p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ol style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> </ol> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

20.	<p><b>Groundwater management strategy</b></p> <p>a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> <li>i) strategies for managing groundwater during all works phases;</li> <li>ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines, 2012</i>;</li> <li>iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain);</li> <li>iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services);</li> <li>v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and</li> <li>vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval.</li> </ul> <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
21.	<p><b>Excavation and basement design – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment preliminary excavation and basement design plans, certified by a RPEQ, and designed generally in accordance with <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>.</p> <p>b) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</li> <li>ii) consistency with: <ul style="list-style-type: none"> <li>1. the Preliminary Excavation and Basement Design Plans endorsed under Condition 21(a);</li> <li>2. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; and</li> <li>3. the Structural Monitoring and Vibration Report submitted under Condition 15(a) of this approval.</li> </ul> </li> <li>iii) locations of cut and fill, and the character of material;</li> <li>iv) quantity of fill to be deposited;</li> <li>v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</li> <li>vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</li> <li>vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; and</li> </ul>	<p>a) Prior to commencing work</p> <p>b) Prior to commencing work</p>

	<p>viii) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</p> <p>c) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>d) Submit to EDQ IS RPEQ:</p> <ol style="list-style-type: none"> <li>i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</li> <li>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</li> </ol> <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>c) During construction</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
22.	<p><b>Traffic Impact Assessment Report – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment an updated Traffic Impact Assessment report, certified by a RPEQ, based on the approved building plans.</p> <p>b) Where required, submit to EDQ DA for compliance assessment amended architectural and/or landscape plans prepared by a suitable qualified professional incorporating all changes recommended in the Traffic Impact Assessment report endorsed under part (a) of this condition</p> <p>c) Construct the development to include all measures specified in the Traffic Impact Assessment report endorsed under part a) of this condition, and where relevant in accordance with the amended plans endorsed under part b) of this condition.</p> <p>d) Submit to EDQ TS an RPEQ certification that the requirements of parts a) and b) (where required) of this condition have been satisfied</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) During construction</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
23.	<p><b>Car parking</b></p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with:</p> <ol style="list-style-type: none"> <li>i) <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans; and</li> <li>ii) the certified Traffic Impact Assessment report endorsed under condition 22(a) of this approval.</li> </ol> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

24.	<p><b>Bicycle parking</b></p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i>;</li> <li>ii) the approved plans; and</li> <li>iii) the certified Traffic Impact Assessment report endorsed under Condition 22(a) of this approval</li> </ul> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
25.	<p><b>Electric vehicle readiness</b></p> <p>a) Include electric vehicle readiness in the development as follows:</p> <p>Where at-grade parking</p> <ul style="list-style-type: none"> <li>i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of all parking bays, including provision of dedicated conduits and circuits to individual parking bays; and</li> <li>ii) Installation of Basic (slow) EVSE chargers to a minimum of 4% of all parking bays</li> </ul> <p>Where structural parking (multi-deck/basement)</p> <ul style="list-style-type: none"> <li>i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 20% of all parking bays, including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces; and</li> <li>ii) Installation of Basic (slow) EVSE chargers to a minimum of 4% of all parking bays</li> </ul> <p>b) Electric vehicle charging shall be:</p> <ul style="list-style-type: none"> <li>i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and</li> <li>ii. designed with regard to fire retardance and ventilation</li> </ul> <p>c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p>	<p>For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first</p>
26.	<p><b>Water connection</b></p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>



27.	<p><b>Sewer connection</b></p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
28.	<p><b>Stormwater Upgrade – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment, detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the upgrade of the stormwater pipe within the site designed to convey minor flow up to 10% AEP, designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards – Stormwater quantity; and</li> <li>ii) Approved '<i>KSD-2 Trunk Stormwater Augmentation Sketch, Sheet 1 of 2</i>', prepared by ACOR Consultants (Ref: BNR210689, DA-02 dated 5/10/22 (Amended in Green 18/10/22)</li> <li>iii) Demonstrate that that appropriate overland flow provision/s are available elsewhere within the Northshore Hamilton Priority Development area, to cater for the major external flow</li> </ul> <p>b) Construct stormwater works generally in accordance with the certified plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of basement excavation</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
29.	<p><b>Stormwater connection</b></p> <p>Connect the approved development to a lawful point of discharge:</p> <ul style="list-style-type: none"> <li>i. with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</li> <li>ii. generally in accordance with Council's current adopted standards.</li> </ul>	Prior to commencement of use or BFP endorsement, whichever occurs first
30.	<p><b>Stormwater management (quantity) – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment an amended stormwater quantity management plan associated with detailed engineering drawings and hydraulic calculations, certified by a RPEQ, confirming that:</p> <ul style="list-style-type: none"> <li>i) the detention calculation has complied with the recommended approaches of the PDA Guideline No. 13 Engineering standards – Stormwater quantity and Queensland Urban Drainage Manual (QUDM).</li> <li>ii) Appropriate on-site detention (OSD) system has been provided to attenuate the post-developed peak flows at or below the corresponding pre-developed peak flows for all events up to 1% AEP; OR</li> <li>iii) In case no OSD measure proposed, demonstrate that the increased peak flow will not result in hydraulic impact external to the site.</li> </ul>	a) Prior to commencement of stormwater works

	<p>b) Construct stormwater works generally in accordance with the certified plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
31.	<p><b>Overland Flood Immunity – Compliance Assessment</b></p> <p>a) Submit to EDQ IS, detailed engineering drawings and hydraulic calculations, certified by a RPEQ demonstrating that:</p> <ol style="list-style-type: none"> <li>i. the basement ramp has been appropriately designed to cater for the overland flow, without causing basement flooding, due to inlet/pipe blockage for both internal and external drainage systems.</li> <li>ii. all water-sensitive equipment in the basement shall have adequate flood immunity against basement flooding due to the blockage (referenced in item i.) and/or storm event greater than 1%AEP.</li> </ol> <p>b) Where required, submit to EDQ DA for compliance assessment amended architectural plans prepared by a suitable qualified professional incorporating all changes recommended under part (a) of this condition.</p> <p>c) Construct the development to include all measures specified in the engineering drawings endorsed under part a) of this condition, and where relevant in accordance with the amended plans endorsed under part b) and c) of this condition.</p> <p>d) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) During construction</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
32.	<p><b>Electricity</b></p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

33.	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
34.	<p><b>Broadband</b></p> <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
35.	<p><b>Gas</b></p> <p>a) Submit to EDQ IS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the approved development.</p> <p>b) Connect the approved development to underground gas services in accordance with the agreement mentioned in part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
36.	<p><b>Streetscape works</b></p> <p>a) Submit to EDQ IS, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents:</p> <p>i) '<i>Landscape Plan : Ground</i>', prepared by Matthew Higginson Landscape Architecture Pty Ltd (Project 22913, Drawing No. LP01, Issue A, dated 21/09/22)</p>	<p>a) Prior to commencement of streetscape works</p>

	<p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’;</li> <li>2. footpath treatments;</li> <li>3. location and specifications of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.</li> </ol> <p>b) Construct streetscape works generally in accordance with the streetscape plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
37.	<p><b>Refuse collection</b></p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) At all times following commencement of use</p>
38.	<p><b>Outdoor lighting</b></p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
39.	<p><b>Easements over infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
40.	<p><b>Building over Stormwater Easement</b></p> <p>Submit to EDQ IS, evidence of permission from the easement beneficiary to build over Easement B on SP247579.</p>	<p>Prior to commencement of works</p>

41.	<p><b>Clearance over Easements</b></p> <p>a) Submit to EDQ IS, evidence from an appropriately qualified RPEQ confirming that appropriate vertical and horizontal clearances to the easement have been provided, in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>i) No foundations are located within the easement; and</li> <li>ii) The easement is provided with a minimum 2.5m high unencumbered clearance along its entire length and width.</li> </ul> <p>b) Maintain the unencumbered clearances provided in part (a)(ii) of this condition</p>	<p>a) Prior to commencement of use of the premise</p> <p>b) At all times</p>
<b>Infrastructure contributions</b>		
42.	<p><b>Infrastructure charges</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> <li>i) where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or</li> <li>ii) where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment.</li> <li>iii) Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</li> </ul>	<p>In accordance with the IFF</p>

### STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

### ADVISORY NOTE

To claim either a provisional or a final Infrastructure offset use the infrastructure offset form available from EDQ's website. Please refer to the application checklist before completing the online form.

**\*\* End of Package \*\***